



Sunnymede Avenue, West Ewell

The **PERSONAL** Agent



# Price Guide £750,000

## Freehold

- Stylish Semi Detached House
- Enclosed Entrance Porch
- Hallway + Downstairs Cloakroom
- Living Room With Wooden Burning Stove
- Separate Family Room
- Stunning Fully Fitted Kitchen/Dining Room
- Separate Utility Room
- Three First Floor Bedrooms + Family Bathroom
- Master Bedroom With Juliet Balcony + En-Suite
- Level Garden, Driveway + Detached Garage

The Personal Agent are delighted to offer this elegantly presented four bedroom semi detached house with a rear kitchen extension and stunning loft conversion sat on a well established and secluded position with a detached garage being situated in a popular residential area close to Hogsmill Nature Reserve.

This beautiful home is well appointed throughout and offers impressive living accommodation arranged over three floors to provide ample space for the whole family to enjoy.

You enter the home via an enclosed entrance porch with door to an inviting entrance hall with stairs to the first floor landing and a handy downstairs cloakroom.

To the front is a separate living room providing privacy away from rest of the house and quite retreat for relaxing with a log burner and a large bay window which adds a nice focal point to the room.



The second reception is current used as a family room which seamlessly flows through to the rear kitchen extension, a social space for spending time with the family and entertaining friends whilst cooking in the fully fitted kitchen with a matching breakfast bar seating area, space for table and chairs and French doors leading to the rear garden. Conveniently off the kitchen is a matching utility room with space and plumbing for white goods.

On the first floor are three good sized bedrooms which are serviced by a modern family bathroom.

The loft has been skilfully converted to a master suite with a Juliet balcony to the rear overlooking the garden and plenty of fitted storage cupboards. There is a spacious en-suite with a large walk-in double shower and matching sanitaryware complemented by botanical style ornamental part tiled walls.

Outside the rear garden is well established with a level lawn,

flowerbeds stocked with plants, trees and shrubs, a wooden timber storage and detached garage and to the front is a private driveway

The picturesque Ewell Village under half a mile away and offers a variety of shops, restaurants, cafés and pubs. The Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum, it regularly holds gatherings such as fairs. In the heart of the village lies the Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course both Ewell East and West stations with their connections to London.

Alternatively nearby Epsom is a busier market town and has the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick.

Tenure - Freehold









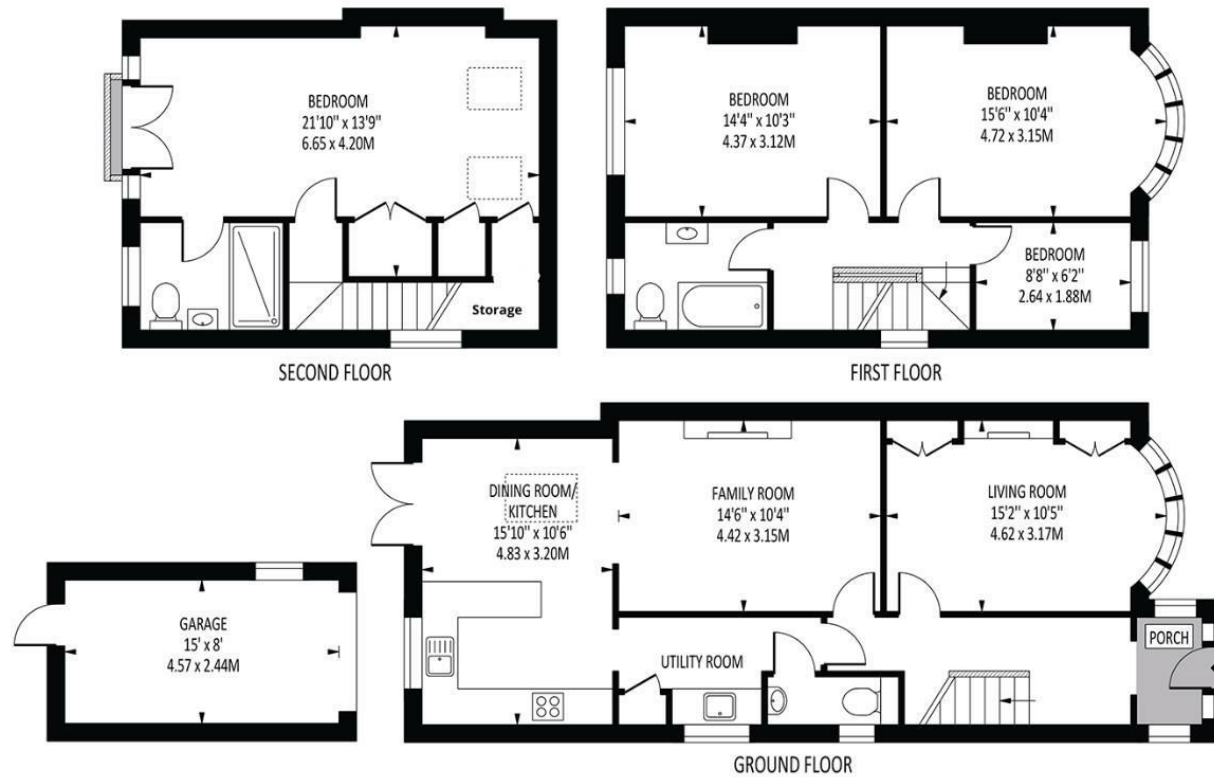
The **PERSONAL** Agent

## Sunnymede Avenue

Total Area: 1632 SQ FT • 151.61 SQ M

(Including Garage)

Garage Area: 120 SQ FT • 11.15 SQ M




Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.

Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.

Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

**EPSOM OFFICE**  
2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

**STONELEIGH/EWELL OFFICE**  
62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

**BANSTEAD OFFICE**  
141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333 699

**TADWORTH OFFICE**  
Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

**LETTINGS & MANAGEMENT**  
157 High Street  
Epsom, Surrey KT19 8EW  
01372 726 666

The  
**PERSONAL**  
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



